

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR SPECIAL COUNCIL MEETING  
OF

THURSDAY, MAY 21, 1987

AT 10:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

NOTICE OF SPECIAL MEETING OF THE CITY COUNCIL

To Council Members Wolfsheimer, Cleator, McColl, Jones, Struiksma, Gotch, McCarty, and Ballesteros, members of the City Council of the City of San Diego, California:

A SPECIAL MEETING of the City Council is hereby called to be held in the Council Chambers, 12th floor City Administration Building, 202 C St., San Diego, California, on Thursday, May 21, 1987, at the hour of 10:00 a.m.

Said meeting has been called regarding the matters of Scripps Miramar Ranch, Miramar Ranch North, and the University Community Plan.

Dated May 19, 1987.

MAUREEN O'CONNOR, MAYOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 10:12 a.m. The meeting was recessed by Mayor O'Connor at 11:41 a.m. The meeting was reconvened by Mayor O'Connor at 11:52 a.m. with Council Member Gotch not present. Mayor O'Connor recessed the meeting at 12:04 p.m., to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor O'Connor at 2:08 p.m. with Council Members McColl, Gotch and Ballesteros not present. Mayor O'Connor adjourned the meeting at 4:20 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
  - (1) Council Member Wolfsheimer-present
  - (2) Council Member Cleator-present
  - (3) Council Member McColl-present
  - (4) Council Member Jones-present
  - (5) Council Member Struiksma-present
  - (6) Council Member Gotch-not present
  - (7) Council Member McCarty-present
  - (8) Council Member Ballesteros-present
- Clerk-Abdelnour;Mutascio (mp;jb)

FILE LOCATION: MINUTES

ITEM-600: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present  
(1) Council Member Wolfsheimer-present  
(2) Council Member Cleator-present  
(3) Council Member McColl-not present  
(4) Council Member Jones-not present  
(5) Council Member Struiksma-present  
(6) Council Member Gotch-not present  
(7) Council Member McCarty-present  
(8) Council Member Ballesteros-present

ITEM-601: CONTINUED TO JUNE 29, 1987, 2:00 P.M. TIME CERTAIN

(Continued from the meetings of August 19, 1986, Item 333; September 16, 1986, Item 331 and May 11, 1987, Item 206; last continued at Council Member Struiksma's request, to be heard after the Citywide Interim Development Control Ordinance.)

Matters of:

- 1) A proposal to amend the Scripps Miramar Ranch Community Plan, involving approximately 385 acres of currently unincorporated land. The proposed amendments would:
  - a) Incorporate approximately 365 acres of the currently unincorporated land (land outside the City limits) into the boundaries of the Scripps Miramar Ranch Community Plan;
  - b) Establish specific land uses for the 365 acres including a variety of residential densities ranging from 3 to 29 dwelling units per net acre, open space, neighborhood commercial, and neighborhood park uses; and
  - c) Redesignate a 20-acre area (which is also unincorporated, but already included within the boundaries of the plan), located in the northeastern portion of the community plan area, from low density (3-5 dwelling units/net acre) residential and open space to low-medium density (5-10 dwelling units/net acre) and low density residential uses and open space.
- 2) A proposal to amend the Progress Guide and General Plan to reflect the community plan changes and to modify the City of San Diego boundary;
- 3) Prezone 385 acres of unincorporated land (real property described below) to an interim zone of Zone A-1-10;
- 4) Conditionally rezone the 385 acres (real property described below) from Prezone A-1-10 to the following:  
(Case-86-0109)

Acres	Proposed Rezoning
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20.0 A-1-1 (HR)  
41.0 A-1-10 (HR)  
161.0 R1-6000 (HR)  
18.0 R-1500 (HR)  
141.0 R-3000 (HR)  
4.0 CN (HR)

Total 385.0

The proposal to amend the Scripps Miramar Ranch Community Plan and the General Plan would establish specific land uses for 385 acres of currently unincorporated land.

Approximately 1,500 dwelling units and a 4-acre commercial site are proposed for future development within the amendment area. Rezoning of the property would establish an interim zone of A-1-10 on the land following annexation. Actual rezoning of the properties to permit development in accordance with the community plan would become effective upon approval of future subdivision maps.

The subject property is located generally north of Spring Canyon Road, west of Pomerado Road, south of the City of Poway limits and the Sabre Springs Community planning area and east of Miramar Ranch North Community planning area. The 20-acre area to be redesignated to low-medium density is located west of Pomerado Road, east of both Loire Drive and Pinot Noir Circle, and south of Spring Canyon Road. The subject property is more particularly described as portions of Sections 26, 27 and 35, Township 14 South, Range 2 West, SBBM.

Subitem-A: (R-87-169 Rev.1)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0744 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council; adopting appropriate finding of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-84-0744.

Subitem-B: (O-87-28 Rev.1)

Introduction of an Ordinance rezoning to A-1-10 and HR Zoning.

Subitem-C: (O-87-16 Rev.1)

Introduction of an Ordinance for CN (HR), R1-6000 (HR), A-1-10 (HR), A-1-1 (HR), R-1500 (HR) and R-3000 (HR) Zoning.

Subitem-D: (R-87-168)

Adoption of a Resolution approving the community plan amendment, to become effective upon adoption of an amendment to the General Plan Map at the next scheduled omnibus hearing.

FILE LOCATION:

Subitem-A,D: LAND - Scripps Miramar Ranch  
Community Plan;

Subitem-B,C: --

COUNCIL ACTION: (Tape location: A436-C081.)

Hearing began at 10:45 a.m. and halted at 11:41 a.m.

Testimony in opposition to the continuance by Paul Peterson.

Testimony in favor of the continuance by Fred Colby, Lynn Benn, Mike Eckland, and Rodes Walters.

MOTION BY WOLFSHEIMER TO CONTINUE THIS ITEM TO JUNE 29, 1987, AT 2:00 P.M. TIME CERTAIN, AT COUNCIL MEMBER GOTCH'S REQUEST TO BE PRESENT FOR THE DISCUSSION. ALSO, FOR TIME TO REVIEW THE ISSUES OF THE BOUNDARY, FINANCING, AND THE GIFTING OF VAST SUMS OF MONEY TO THE CITY OF POWAY. Second by Jones. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-602:

(Continued from the meetings of August 12, 1986, Item 330, August 19, 1986, Item 330, and May 11, 1987, Item 207; last continued at Council Member Struiksma's request, for full Council and to be heard after the City-wide Interim Development Control Ordinance.)

Matters of:

1) A proposal to amend the Miramar Ranch North Community Plan involving approximately 1950 acres. The proposed amendments would:

- a) Increase the number of residential dwelling units within the planning area from 4,100 to 5,200 units;
- b) Redesignate 52 acres (Area 9) located adjacent to the northern boundary of the planning area from low-medium density residential (6-9 dwelling units/acre) to industrial/business park;

- c) Redesignate 33 acres (Area 33) located in the southwestern corner of the planning area from industrial/business park to medium-high density residential (maximum of 17 dwelling units/acre);
  - d) Redesignate 53 acres (Area 19) located in the western portion of the planning area from very low density residential (0-3 dwelling units/acre) to low density residential (3-6 dwelling units/acre);
  - e) Designate as open space, the area along the northern, eastern, and southern boundary which is being included within the Miramar Ranch North Community Plan;
  - f) Modify the northern, eastern and southern boundaries of the planning area to: 1) coincide with property ownerships and 2) eliminate portions of the county island being considered for incorporation into the Scripps Miramar Ranch Community Plan;
  - g) Revise the circulation element to include a new major road extending westerly from the intersection of Pomerado Road and the South Poway Arterial connecting with Cypress Canyon Road; and
  - h) Revise the text and figures of the community plan to reflect the proposed land use changes, changes in the configuration of the development areas, and additional development guidelines.
- 2) A proposal to amend the Progress Guide and General Plan to reflect the community plan changes.
- The subject property is located generally east of I-15, south of the Sabre Springs Community planning area, west of the unincorporated county island, and north of Miramar Reservoir and the Scripps Miramar Ranch Community planning area. The property is more particularly described as a portion of Section 20; a portion of the south 1/2 of Section 21; a portion of the southwest 1/4 of Section 22; portions of Sections 27, 28, 29, 32 and 33, all in Township 14 South, Range 2 West, SBBM.
- (District-5.)

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Subitem-A: (R-87-135) ADOPTED AS RESOLUTION R-268371

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-85-0100 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and

that said report has been reviewed and considered by the Council.

Subitem-B: (R-87-134) ADOPTED AS AMENDED AS RESOLUTION  
R-268372

Adoption of a Resolution approving the amendments to the community plan and the Progress Guide and General Plan, to become effective when the amendment to the General Plan Map is adopted at the next omnibus hearing.

Subitem-C: (R-87-2470) ADOPTED AS AMENDED AS RESOLUTION  
R-268373

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-85-0100.

FILE LOCATION: LAND - Miramar Ranch North Community Plan

COUNCIL ACTION: (Tape location: A016-430.)

Hearing began at 10:13 a.m. and halted at 10:45 a.m.

Council Members McColl and Jones entered at 10:14 a.m.

MOTION BY STRUIKSMA TO APPROVE WITH THE FOLLOWING CONDITIONS:

"APPROVE THE PROPOSED COMMUNITY PLAN AMENDMENT WHICH INCLUDES THE 16 PERCENT DENSITY INCREASE; ADOPT AN AMENDMENT TO THE GENERAL PLAN AT THE NEXT OMNIBUS GENERAL PLAN AMENDMENT HEARING; CERTIFY EIR-85-0100 AND ADOPT THE NECESSARY FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS WITH THE UNDERSTANDING THAT THE UPFRONT CONSTRUCTION OF SPRING CANYON ROAD FROM THE MERCY ROAD INTERCHANGE TO THE EXISTING SEGMENT OF SPRING CANYON ROAD BE INCLUDED. FURTHER, THE CONTRIBUTION OF \$2.1M TO THE OFF-SITE CONSTRUCTION OF ALTERNATE 8A OR POMERADO SPRING CANYON ROAD BE INVOLVED IN THIS. NEXT, THAT THE IMPROVEMENT OF MERCY ROAD INTERCHANGE BE DONE TO THE SATISFACTION OF CALTRANS AND THE CITY ENGINEER. FURTHER, THAT A CONTRIBUTION OF \$50,000 TOWARDS THE MTDB STUDY OF THE LIGHT RAIL TRANSIT CORRIDOR IN THE I-15 RIGHT-OF-WAY BE ACCOMPLISHED. THE ESTABLISHMENT OF A MELLO ROOS COMMUNITY FACILITIES DISTRICT TO PROVIDE ALL OF BCDE'S SCHOOL DEVELOPER FEES AT THE TIME OF RECORDATION OF THE FIRST FINAL MAP RATHER THAN AS INDIVIDUAL BUILDING PERMITS ARE ISSUED. AGREEMENT TO EXCHANGE SCHOOL PROPERTIES WITH THE SAN DIEGO UNIFIED SCHOOL DISTRICT IF THE SAN DIEGO UNIFIED SCHOOL DISTRICT HAS EXCESS SCHOOL PROPERTY OF EQUAL VALUE TO THAT OF THE TWO ELEMENTARY SCHOOL PROPERTIES WITHIN MIRAMAR RANCH NORTH. THE DONATION OF \$1M TOWARDS THE PROVISION OF THE HIGH SCHOOL SITE IN SCRIPPS RANCH, \$500,000 TOWARDS THE MASTER PLAN PLANNING AND \$500,000 TOWARDS IMPROVING PLAYGROUND AREAS. ALSO, WITH THE

UNDERSTANDING THAT THE DEVELOPER AGREES NOT TO PULL ANY BUILDING PERMITS FOR A PERIOD OF ONE YEAR. INCLUDE THE LETTER THAT WAS SUBMITTED BY THE DEVELOPER, DATED MAY 11, 1987, WHICH IN FACT OUTLINES, '\$500,000 WOULD BE PAID TO THE CITY OF SAN DIEGO 30 DAYS AFTER DEMAND BY THE CITY MANAGER OR SOONER, AT OUR OPTION,' TOWARD THE CONSTRUCTION OF A LIBRARY AT SCRIPPS RANCH. REGARDING THE CONSTRUCTION OF A PARK ON A 13-ACRE SITE IN THE SOUTHEAST QUADRON OF THE SOUTH POWAY PARKWAY AND SPRING CANYON ROAD, IT IS PLANNED THAT THIS PARK FACILITY WILL BE DEVELOPED IN CONJUNCTION WITH THE CITY'S PARK AND RECREATION DEPARTMENT AND WILL INCLUDE MULTI-PURPOSE COURTS, CHILDREN'S PLAY AREAS, MULTI-PURPOSE SPORTS FIELDS, PICNIC AND OTHER PASSIVE AREAS AND RESTROOM FACILITIES. . . . IT IS EXPECTED THAT OUR FIRST PHASE OF APPROXIMATELY 1,300 DWELLING UNITS WOULD BE BUILT OVER A FOUR-TO-FIVE YEAR PERIOD. RATHER THAN WAIT UNTIL THE LATTER PART OF THE PRODUCTION PROCESS, WE WILL AGREE THAT THE PARK WILL BE COMPLETED WITHIN EIGHTEEN MONTHS OF THE OCCUPATION OF THE FIRST CONSTRUCTED RESIDENTIAL UNIT.' IN ADDITION TO THAT, THAT THEY AGREE, THAT IN SOME APPROPRIATE LOCATIONS WITHIN PUBLIC AREAS, SUCH AS PARKS, MEDIAN STRIPS, AND RIGHTS-OF-WAY, THAT STATUARY LANDSCAPE SCULPTURES OR OTHER AMENITIES OF AN ARTISTIC NATURE WHICH WOULD ENHANCE THE QUALITY OF LIFE IN THE RANCH, BE INCLUDED IN THEIR PLAN. I WOULD SUGGEST THAT THE LETTER BE ENTERED AS PART OF THE RESOLUTION SO THAT IT WOULD BE INCORPORATED. MOVING ALONG, REFERRING TO ATTACHMENT 2, PAGE 1, OF THE MIRAMAR RANCH NORTH COMMUNITY PLAN, APPLICANT AND PLANNING GROUP REVISE PROPOSAL OF 4,650 DWELLING UNITS, PARCEL 33 TO REMAIN AS AN INDUSTRIAL PARK; ALTERNATE 8A, SOUTH POWAY ARTERIAL, IS INCLUDED. AND, ALL MAPS AND CHARTS THAT GO ALONG TO SUPPORT IT." Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-603: CONTINUED TO JULY 7, 1987, AT 2:00 P.M.

(Continued from the meetings of January 27, 1987, Item 601; March 10, 1987, Item 330, and May 12, 1987, Item 332; last continued at Council Member Wolfsheimer's request in order to be taken following Council's action on the Citywide Interim Development Control Ordinance.)

Matters of:

1. An amendment to the 1983 University Community Plan.

The proposed amendment to the 1983 University Community Plan is a comprehensive revision and update which would establish guidelines for land use locations,

development intensity and development regulations for the community planning area;

2. Certification of Environmental Impact Report

EIR-86-0728 pertaining to the proposed University Community Plan.

The University Community Plan area encompasses approximately 8,500 acres and is bounded by Los Penasquitos Lagoon and the toe of the east-facing slopes of Sorrento Valley on the north, I-805 and the Atchison, Topeka and Santa Fe Railroad on the east, San Clemente Regional Park and State Route 52 on the south, and I-5, Gilman Drive, North Torrey Pines Road and the Pacific Ocean on the west.

Subitem-A: (R-87-1384)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-86-0728 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council and adoption of appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-86-0728.

Subitem-B: (R-87-1385)

Adoption of a Resolution approving the amendment to the University Community Plan.

FILE LOCATION: LAND - University Community Plan

COUNCIL ACTION: (Tape location: C090-223;D048-G090.)

Hearing began at 11:52 a.m. and recessed at 12:04 p.m.

Testimony by George Lattimer.

Motion by Wolfsheimer to adopt the recommendations and draft of the University City Community Planning Group with the exception of two changes to the draft plan: (1) that Lilly, on its new property of 26 acres, be permitted to utilize 30,000 sq. ft. per acre but that although the ADTs would total 7,008 that they mitigate to no more than 5,472; and (2) that no exemptions are given to non-profit corporations at this time with respect to assessments or FBA fees, specifically, Scripps Hospital and Scripps Clinic. Trained to the afternoon session.

Hearing resumed at 2:09 p.m. and halted at 4:15 p.m.

Testimony by George Lattimer, Jim Whalen, James Milch and Larry Marshall.

Motion by Wolfsheimer to adopt the plan of the University City



Planning Group with the following amendments: 1. The last sentence of Section 11(d), referring to the FBA (Facilities Benefit Assessment), will be dropped so that there will be no exemptions on the basis of whether an institution is profit or nonprofit. 2. Lilly will receive 30,000 sq. ft. per acre on their new 16 acres so that Lilly will receive 7008. 3. That the pueblo lot unratified will in year 1995 receive 18,000 sq. ft. per acre toward the calculation of the traffic trip generations. 4. that the property east of 805 be added to the Planning Department's recommendation of ADT allocation. Second by Ballesteros. Failed: Yeas-1,8,M. Nays-2,3,4,5,7. Not present-6.

MOTION BY JONES TO CONTINUE TO JULY 7, 1987, AT 2:00 P.M. GET THE MOTION IN WRITING THAT WAS MADE BY MRS. WOLFSHEIMER AND HAVE THE PLANNING DEPARTMENT, CITY MANAGER AND THE HEAD OF THE PLANNING GROUP REFLECT ON THOSE RECOMMENDATIONS. LOOK AT THE MATRIX INCLUDED IN THE PLANNING DEPARTMENT REPORT DATED MAY 15, 1987, WHICH INCLUDES IN IT RECOMMENDATIONS FROM THE PLANNING DEPARTMENT, UNIVERSITY CITY PLANNING GROUP, THE CITY MANAGER AND THE FEELINGS OF EACH PROPERTY OWNER. BRING THAT MATRIX BACK TO COUNCIL AND INCLUDE THE COMPROMISE SUGGESTED BY MR. LATTIMER AND INDICATE WHAT IMPACT THAT WOULD HAVE ON THE OVERALL PROBLEM. INCLUDE MRS. WOLFSHEIMER'S RECOMMENDATIONS AS THEY PERTAIN TO EACH PARCEL OF PROPERTY LISTED, THE PLANNING COMMISSION'S RECOMMENDATIONS, ANY ADDITIONAL THOUGHTS THAT THE CITY MANAGER MIGHT HAVE, AND THE PROPERTY OWNERS' COMMENTS WITH RESPECT TO EACH OF THOSE PROPOSALS THAT WERE PRESENTED. Second by Ballesteros. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

#### ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor O'Connor at 4:20 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: G091).